128.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,051,400 / 1,051,400
					USE VALUE:	1,051,400 / 1,051,400
					ASSESSED:	1,051,400 / 1,051,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZEVITAS NICHOLAS J & JENNIE
Owner 2:	
Owner 3:	
Street 1:	31 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3596 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5962.000	566,700	5,600	479,100	1,051,400
Total Card	0.137	566,700	5,600	479,100	1,051,400
Total Parcel	0.137	566,700	5,600	479,100	1,051,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 292.38 | /Parcel: 292.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 82760
GIS Ref:
GIS Ref:
Insp Date: 05/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	566,900	5600	5,962.	479,100	1,051,600	1,051,600	Year End Roll	12/18/2019
2019	104	FV	430,700	5600	5,962.	449,100	885,400	885,400	Year End Roll	1/3/2019
2018	104	FV	430,700	4900	5,962.	371,300	806,900	806,900	Year End Roll	12/20/2017
2017	104	FV	403,600	4900	5,962.	341,400	749,900	749,900	Year End Roll	1/3/2017
2016	104	FV	403,600	4900	5,962.	311,400	719,900	719,900	Year End	1/4/2016
2015	104	FV	359,100	4900	5,962.	305,400	669,400	669,400	Year End Roll	12/11/2014
2014	104	FV	359,100	4900	5,962.	283,900	647,900	647,900	Year End Roll	12/16/2013
2013	104	FV	373,900	4900	5,962.	270,100	648,900	648,900		12/13/2012

!9997!

PRINT

Date	Time
12/11/20	00:22:11

LAST REV

Date	Time
06/13/18	13:29:49

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9997

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	631-44		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	82760
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/1995	633	Manual	1,200					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Inspected	HS	Hanne S
4/24/2018	MEAS&NOTICE	CC	Chris C
2/5/2009	Meas/Inspect	345	PATRIOT
4/6/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 479,087 | Spl Credit | Total: 479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94199109
Const Adj.:	0.98500049
Adj $ / SQ:	157.737
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	769979
Depreciation:	203274
Depreciated Total:	566704

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	3	HB	

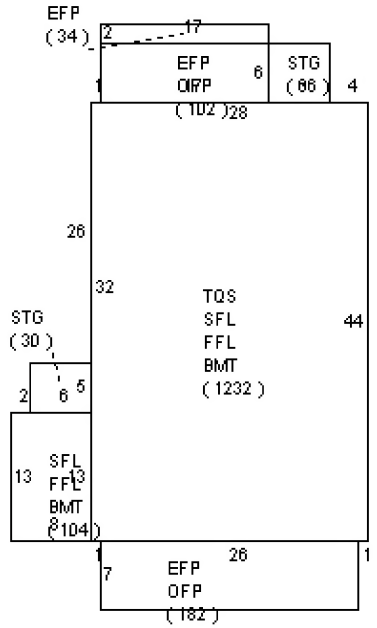
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
1	7	3	1
Totals			
2	12	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	157.74
Special Features:	0	Val/Su Net:	101.20
Final Total:	566700	Val/Su SzAd	157.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,336	47.320	63,221
FFL	First Floor	1,336	157.740	210,736
SFL	Second Floor	1,336	157.740	210,736
TQS	3/4 Story	924	157.740	145,749
EFP	Enclos Porch	318	35.250	11,209
OFP	Open Porch	284	21.980	6,241
STG	Storage	66	8.890	587

Net Sketched Area:	5,600	Total:	648,479
Size Ad	3596	Gross Are	5908	FinArea	3596
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1925	21.58	T	40	104			4,900			4,900
19	Patio	D	Y	1	11X16	A	AV	2000	4.38	T	15.2	104			700			700

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600

IMAGE

AssessPro Patriot Properties, Inc